



BURGESS & CO. 106 Coast Road, Pevensey, BN24 6NE  
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Offers In Excess Of  
£400,000 Freehold



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**\*\*CHAIN FREE\*\*** Burgess & Co are delighted to bring to the market this four bedroom detached chalet bungalow, situated just set back off Normans Bay Beach and is within 2 miles of Pevensey Bay with its range of amenities. Eastbourne is within 6 miles providing further shopping facilities, restaurants, Theatres, and mainline railway station. This delightful property offers scope to modernise and the accommodation comprises an entrance hall, a living room, a spacious kitchen/diner with sliding double glazed doors to the south facing conservatory, a sun room/utility, two ground floor bedrooms, one with an en-suite and a bathroom. To the first floor there are two further double bedrooms one with an en suite shower room. Additional benefits include gas central heating and double glazing. To the front there is a driveway for several vehicles and to the rear there is a level garden with access to an additional driveway, a single GARAGE as well as a public path directly to the BEACH. Early viewing is highly recommended to appreciate the size and potential.

Entrance Hall

With radiator, dado rail, understairs storage cupboard.

Living Room

17'6 x 11'9  
With radiator, wood burner, oak mantel, double glazed window to the front & side.

Kitchen/Diner

23'7 x 12'2  
Comprising wall & base units, worksurface, inset stainless steel sink unit, tiled splashbacks, fitted eye level double oven, inset gas hob, Neff integrated dishwasher, space for American style fridge/freezer, breakfast bar area, double glazed window & double glazed door to the side. Dining area with radiator, double glazed French doors to

Conservatory

22'2 x 8'2  
With double glazed windows, double glazed door leading to the rear garden.

Bedroom

9'2 x 9'2  
With radiator, single glazed window to the rear.

Bathroom

8'5 x 6'1  
Comprising bath with shower screen, low level w.c, extractor fan, vanity mirror, vanity unit with inset wash hand basin, single glazed window.

Bedroom

13'7 x 8'3  
With radiator, fitted wardrobe, double glazed window to the front. Door to

En-suite Shower Room

4'6 x 4'5  
Comprising corner shower cubicle, low level w.c, vanity unit with inset was hand basin, electric heated towel radiator, tiled walls, light with shaver point, extractor fan, inset ceiling spotlights.

Sun Room/Utility

11'6 x 8'6  
With space for appliances, dwarf brick walls, polycarbonate roof, double glazed windows, double glazed door to the rear garden.

First Floor Landing

With fitted cupboard.

Bedroom

12'5 x 12'4  
With radiator, two wooden single glazed Velux windows.

Bedroom

11'6 x 9'8  
With radiator, fitted cupboard, window to the front, door to

En-suite Shower Room

8'0 x 7'1  
Comprising corner shower cubicle with electric Mira shower, low level w.c, aqua-panelled walls, pedestal wash hand basin, eaves storage cupboards, heated towel radiator, extractor fan.

Outside

To the front there are wooden gates leading to a paved patio garden with flowerbed borders and off road parking. To the rear there is a patio area, an area of lawn, a timber shed, being enclosed by hedging & fencing and there is a gated access to a single garage with up & over door, light & power connected.

NB

Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC